

1258 - 1260 DU NORD PRÉVOST

4 UNITS

PMML

FOR SALE

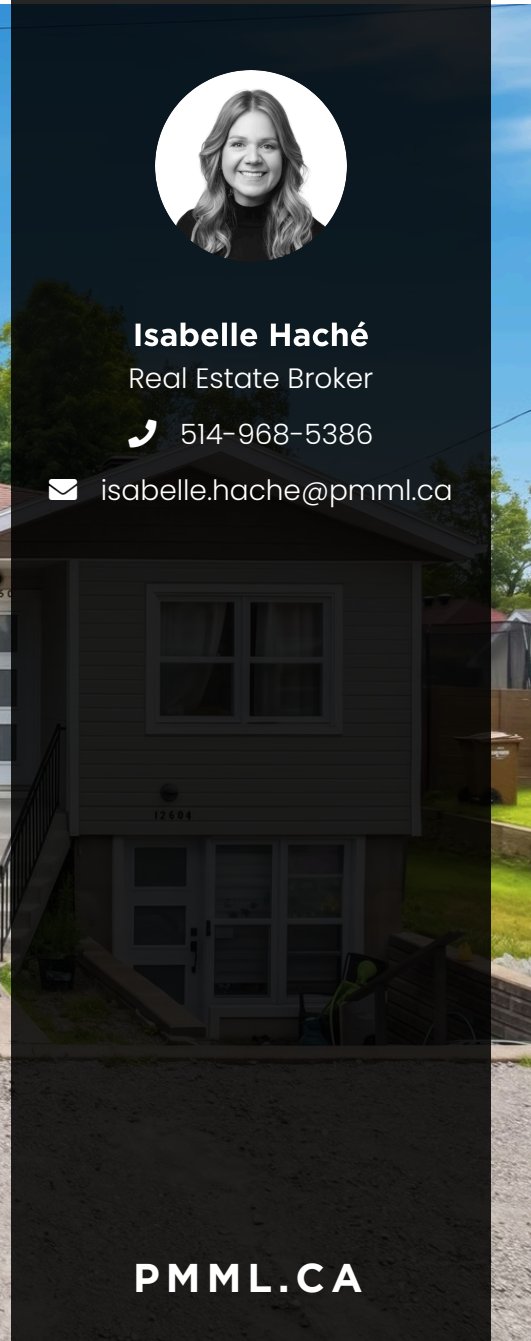


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PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

4 Units

**PROPERTY
DESCRIPTION**

Excellent investment opportunity! Fourplex offering an annual income of \$56,592 (\$1,179 / month per unit), comprising two 5.5 and 2 x 3.5. Utilities are the tenants' responsibility. Well-maintained property with recent renovations, backyard, 2 sheds, and 8 parking spaces. Sought-after location, ideal for investors seeking a good return with optimization potential or for owner-occupancy!

HIGHLIGHTS

Just minutes from Route 117. Quick access to the Le P'tit Train du Nord linear park and the Alfred-Kelly Nature Reserve. In close proximity to elementary schools (des Falaises, Val-des-Monts), neighbourhood parks, grocery stores, and essential services. A perfect location combining nature and convenience.

ASKING PRICE :
\$1,025,000

SIGNIFICANT CAPITAL EXPENDITURES IN RECENT YEARS

2025 - 90% of the plumbing renovated.

2017-2019 - Exterior doors replaced and windows insulated with urethane.

2016-2017 - Renovation of the 3.5-room apartments including kitchen, bathroom and flooring.

ADDITIONAL INFORMATION

The sale is made without legal warranty of quality, at the BUYER's own risk.

Viewing upon acceptance of the purchase offer.

Responsibility for appliances

Tenants

Number of units

4



Number of Parking Spaces

8 spaces

Hot Water System

Independant water tank



Heating System

Electric baseboards



1258 - 1260 du Nord, Prévost



BUILDING DESCRIPTION

General Information

Cadastral number 5 003 304

Total Municipal Assessment

Total Municipal Assessment \$ 388 800

Municipal Land Assessment \$ 286 700

Municipal Building Assessment \$ 102 100

Construction

Number of Storeys 1

Type of Building Detached

Type of Construction Wood | Poured concrete foundation | Separating wall in concrete blocks

Year of Construction 1963

Features

Plumbing Copper / Pex

Condition of Roof Asphalt shingles, sheet metal

Condition of Doors Good (6-8 years)

Condition of Balconies Concrete at the front / Wood at the back

Condition of Windows Wood, crank-operated PVC - Urethane insulation 6-8 years ago

Condition of Kitchens Good | 2016-2017 for the 3.5

Electrical Panels Original

Exterior Siding Wood

Condition of Bathrooms Good | 2016-2017 for the 3.5

Floor Covering Ceramic, Wood slats, Floating, Carpet, laminate

Electromechanical System

Fire System Smoke detectors

Building type

Laundry Room N/A

Number of Rooms To be verified

Number of Units 2 x 5.5 + 2 x 3.5

Washer/Dryer Inlet Yes, in each unit

Appliance Responsibility Tenants

Heating Responsibility Tenants

Hot Water Responsibility Tenants

2 outdoor sheds at the back

Parking

Type of Parking Exterior

Number of Parking Spaces 8 spaces

Area

Land Surface Area 7 071 sq.ft.



FEATURES

Fenced

Yes, at the back

Condition of Roof

Asphalt shingles, sheet metal

Concierge Agreement

No

Hot Water System

Independent water tank

Electrical Panels

Original

Condition of Bathrooms

Good | 2016-2017 for the 3.5

Internet and Telecom

Yes

Condition of Doors

Good (6-8 years)

Intercom and Doorbell

Independent entrance with doorbell

Condition of Windows

Wood, crank-operated PVC - Urethane insulation 6-8 years ago

Exterior Siding

Wood

Environmental Report

No

Plumbing

Copper / Pex

Condition of Balconies

Concrete at the front / Wood at the back

Heating System

Electric baseboards

Condition of Kitchens

Good | 2016-2017 for the 3.5

Distance from fire station and hydrant

Fire station approx. 2KM

Floor Covering

Ceramic, Wood slats, Floating, Carpet, laminate

REVENUE

	yearly	% / GR	RPU (m)
Residential	\$56,592	100 %	\$1,179
Affordable Res.			
Commercial			
Lockers			
Parking			
Laundry			
Total Revenues	\$56,592		\$1,179
Vac. / Bad debt			
EGR	\$56,592		\$1,179

EXPENSES

	Calc.	yearly	% OF EGR	CPU (y)
Municipal Taxes	Current	\$5,052	8.9 %	\$1,263
School Taxes	Current	\$256	0.5 %	\$64
Insurance	Current	\$2,026	3.6 %	\$507
Electricity				
Heating				
Snow Removal	Current	\$1,035	1.8 %	\$259
Lawn				
Total Expenses		\$8,369	14.8 %	\$2,092
Net Revenue		\$48,223		\$12,056



